

INDUSTRIAL FLEX | FOR SUBLEASE

155

DESIGN PLACE

SPARKS, NV 89441

±3,000 SF Available with
±3,600 SF Yard Space

CBRE

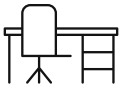


PROPERTY HIGHLIGHTS

Building Specifications



Available Space:
±3,000 SF



Office Space:
±964 SF



Yard Space:
±3,600 SF



Grade Level Doors:
1



Power:
200 Amps, 120/277v,
3 Phase



Clear Height:
20'



PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS



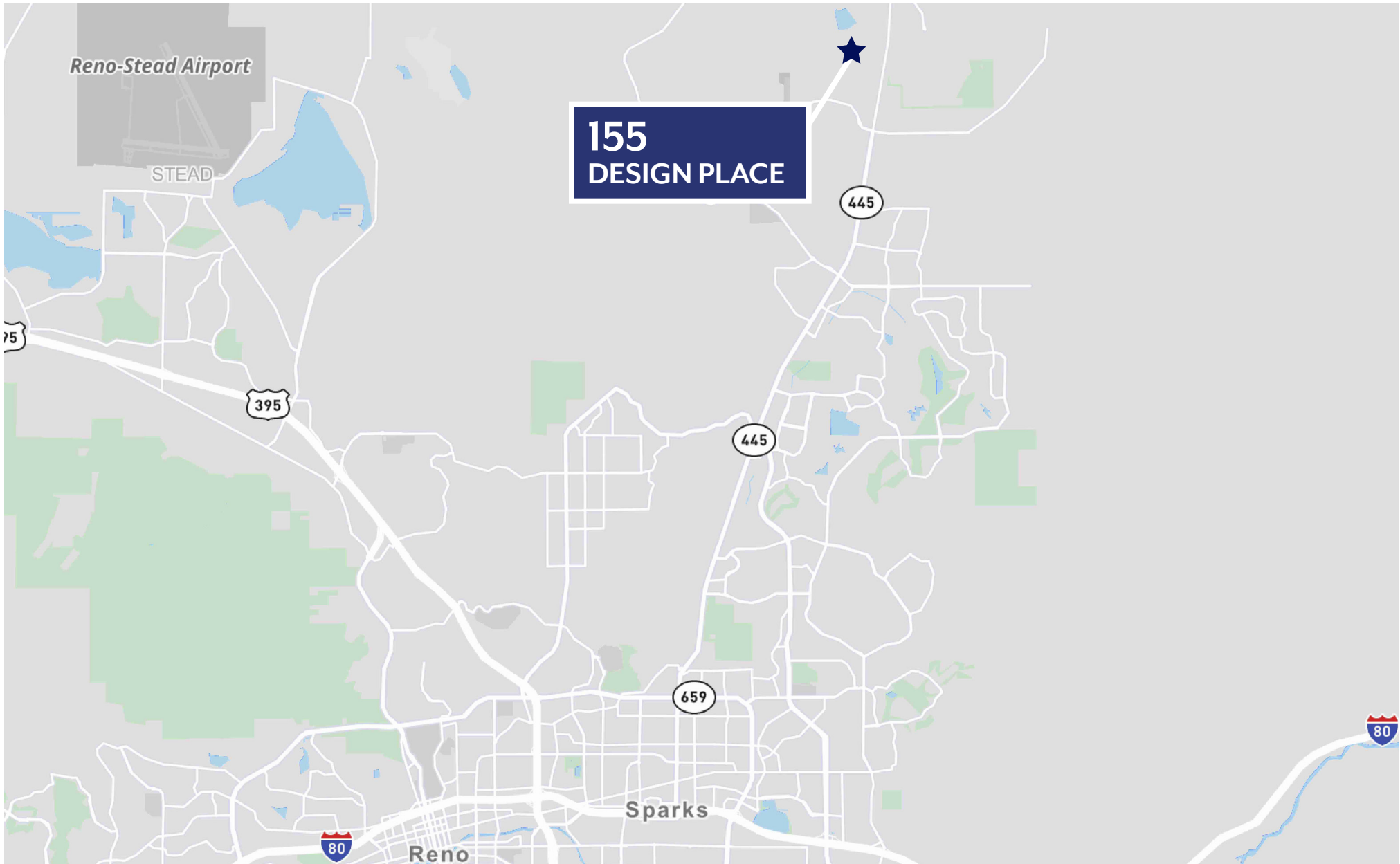
PROPERTY HIGHLIGHTS



LOCATION

Spanish Springs Business Park

155 Design Place consists of ±3,000 SF of Industrial Flex space located 12 miles from I-80 / Sparks Boulevard interchange and 15.4 miles from the Reno-Tahoe International Airport.



THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

NEVADA STATE INCENTIVES

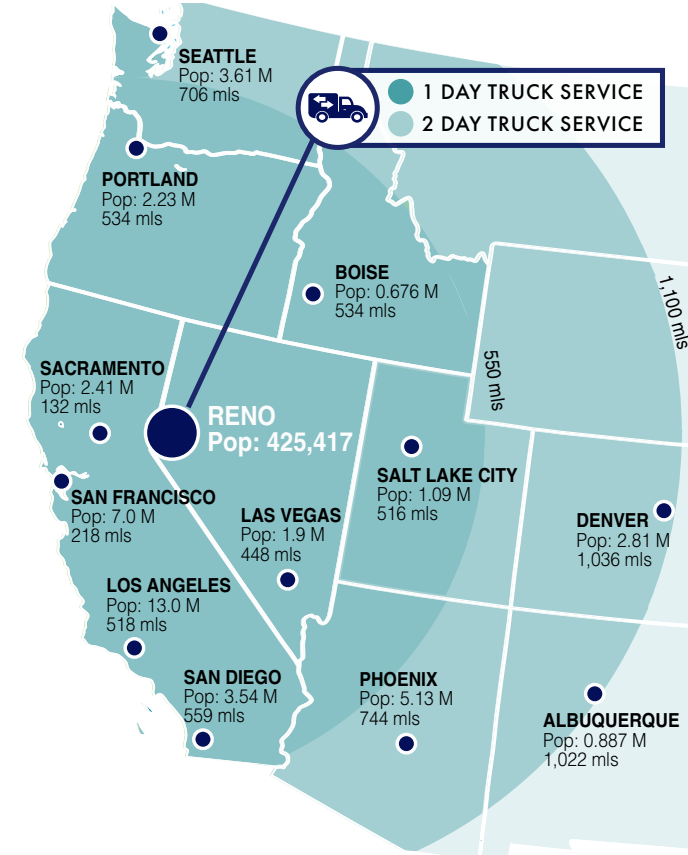
- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

2025 DEMOGRAPHICS

RADIUS	1-MILE	3-MILES	5-MILES
Population	3,086	18,254	44,907
Households	1,031	6,723	16,213
Household Income	\$200,717	\$166,095	\$152,383
Place of Work - Employees	299	2,439	4,060

HELPFUL LINKS

- **Business Costs**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>



TAX COMPARISON	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6% - 7.6%	No
Personal Income Tax	No	1% - 13.3%	2.59% - 4.54%	4.95%	1.125% - 6.925%	5% - 9.9%	No
Payroll Tax	1.475% > \$50K/Q	0.380% (2019)	No	No	No	0.73% - 0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3% - 5.4%	1.5% - 6.2%	0.04% - 12.76%	0.10% - 7.10%	0.26% - 5.4%	0.70% - 5.4%	0.13% - 5.72%
Capital Gains Tax	No	No	No	No	No	No	No



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